



St. Johns Close, Saffron Walden, CB11 4AR

**CHEFFINS**

# St. Johns Close

Saffron Walden,  
CB11 4AR

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**Guide Price £1,000,000**

- Detached family home
- Versatile accommodation of approx. 2,500sqft
- Principal bedroom with en suite
- Secluded rear garden
- Large Garage
- Tucked-away location

An individual detached residence set in a tucked away location. The property has been extended and refurbished to provide substantial and stylish accommodation, together with a private, landscaped garden.





## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

**GROUND FLOOR****ENTRANCE HALL**

Entrance door, built-in coat cupboard, full height shoe cabinets and doors to adjoining rooms. A skylight window provides a good degree of natural light.

**CLOAKROOM**

Comprising low level WC and wash basin mounted on a wrought singer sewing machine base, obscure double glazed window.

**INNER HALLWAY**

Staircase rising to the first floor with understairs storage cupboard, further fitted cupboards and double glazed window overlooking the rear garden.

**MUSIC ROOM/RECEPTION**

A room offering a multitude of uses, dependent upon needs, with an extensive range of fitted shelving, double glazed window to the front aspect and Velux window.

**KITCHEN/DINING ROOM**

A well proportioned contemporary living space fitted with a substantial range of base and eye level units incorporating a central island with granite worktop, preparatory sink with Quooker boiling tap, a further twin ceramic sink, integrated dishwasher, built-in double oven with induction hob and an additional gas hob, space for fridge freezer and engineered oak flooring with underfloor heating. A wide triple glazed window overlooks the garden together with a number of double glazed bi-folding doors providing access onto the adjoining terrace.

**UTILITY ROOM**

Fitted with a range of base units with worktop space over, sink unit, space for washing machine and tumble dryer above, built-in cupboard, double glazed door providing access to the terrace and garden beyond.

**SITTING ROOM**

A dual aspect room with double glazed patio doors providing access and views onto the terrace and garden beyond and a further double glazed window overlooking the rear courtyard garden. In addition there is a contemporary stove with a stone surround and granite hearth.

**STUDY/PLAYROOM**

A multi purpose room with double glazed bi-folding doors providing access and views onto the rear courtyard garden together with a skylight providing additional natural light, engineered oak flooring with underfloor heating and door to integral garage.

**FIRST FLOOR****LANDING**

A pair of double glazed windows and access to large loft space.

**PRINCIPAL BEDROOM**

Wide double glazed window with views over the garden and fitted with an extensive range of wardrobes, door to:-

**EN SUITE**

Comprising large shower enclosure, low level WC, pair of vanity wash basins, tiled flooring with underfloor heating and obscure double glazed window.

**BEDROOM 2**

Wide double glazed window to the rear aspect with views of the garden, fitted wardrobe.

**BEDROOM 3**

Double glazed window to the rear aspect.

**BEDROOM 4**

Double glazed window overlooking the rear courtyard garden.

**BATHROOM**

Comprising deep panelled bath, large shower enclosure, vanity wash basin and WC with hidden cistern, underfloor heating and obscure double glazed window.

**OUTSIDE**

The property is set in a tucked away location towards the end of a no-through lane. To the front of the property is a block paved driveway providing off-street parking and access to the integral garage. Two sets of gates provide access to the rear garden which provides a delightful outdoor space incorporating a terrace and a secret courtyard garden which can be accessed via the study with a further terrace with well stocked beds and timber shed.

**GARAGE**

An oversized garage with up and over door, power and lighting connected and a tap.

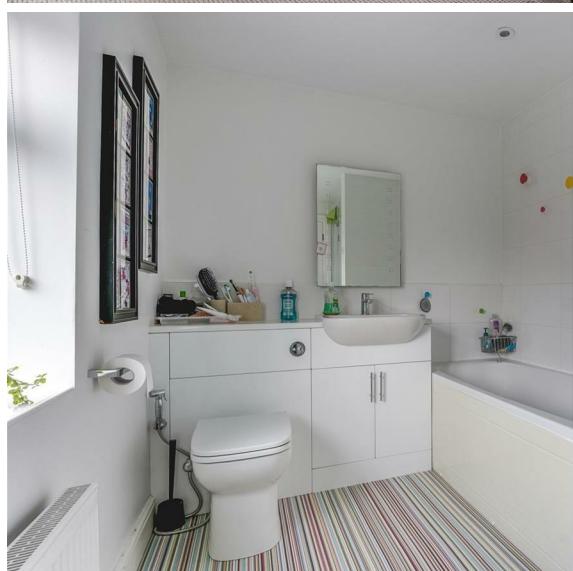
**AGENT'S NOTES**

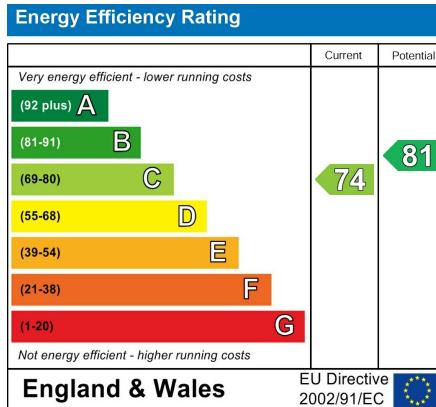
Under Section 21 of the Estate Agents Act 1979, we are obliged to draw to your attention that the vendor of this property is related to a Cheffins employee.

**VIEWINGS**

By appointment through the Agents.







Guide Price £1,000,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford





Approximate Gross Internal Area  
229.74 sq m / 2472.90 sq ft  
(Excludes Garage)  
Garage Area 24.85 sq m / 267.48 sq ft

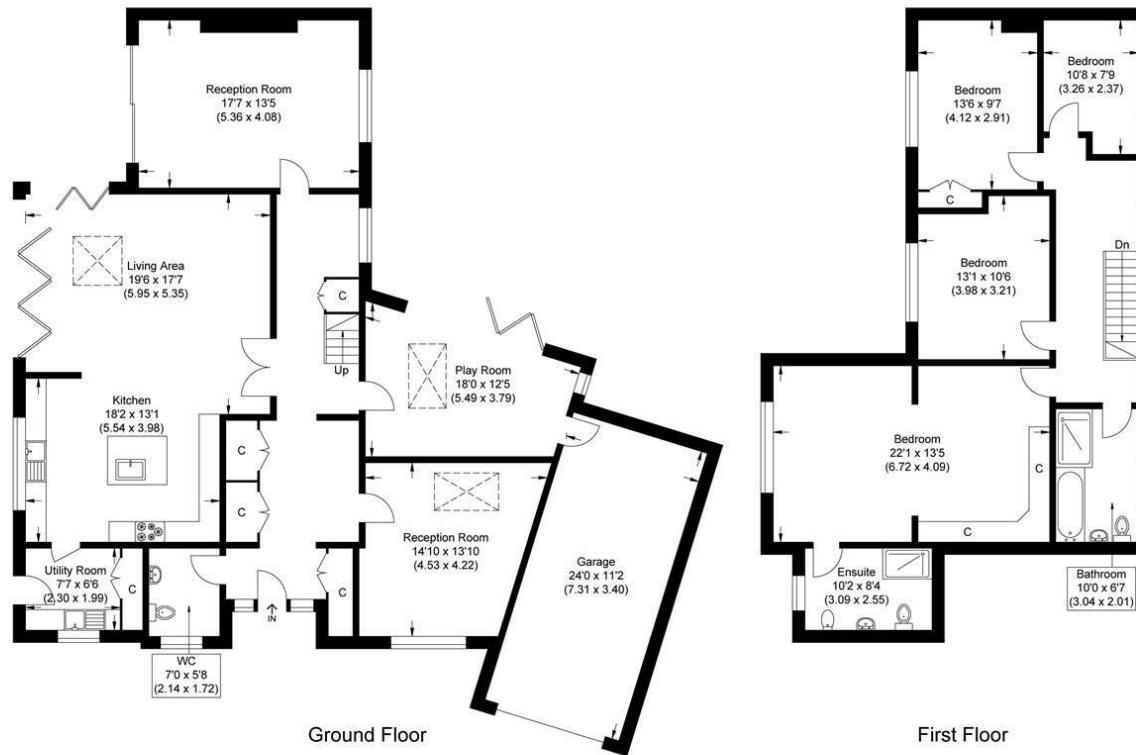


Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

